

**SUBDIVISION REVIEW SHEET****CASE NO.:** C85-098.02.1A(VAC)**ZAP DATE:** February 2, 2021**SUBDIVISION NAME:** Jourdan Crossing Phase C, Section 2**AREA:** 4.6 acres**APPLICANT:** Austin Semiconductor**AGENT:** Dave Anderson (Drenner Group)**ADDRESS OF SUBDIVISION:** 11909 Samsung Boulevard**GRIDS:** MP31**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**DISTRICT:** 1**LAND USE:** public ROW

**DEPARTMENT COMMENTS:** The request is for the approval of the partial vacation of the Jourdan Crossing Phase C, Section 2 plat. The original plat is comprised of a 180 acre lot and public ROW for Samsung Blvd. As part of the Samsung campus reconfiguration, Samsung Blvd. will be relocated and land adjacent to the 180 acre lot will be platted. This partial plat vacation is the first step in that process and will facilitate the ROW vacation and relocation of the road.

**STAFF RECOMMENDATION:** The staff recommends approval of the partial plat vacation. The vacation meets all applicable State and City of Austin Land Development Code requirements.

**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

# DRENNER GROUP

David Anderson  
direct dial: (512) 807-2908  
danderson@drennergroupp.com

November 10, 2020

*Via Electronic Delivery*

Mr. Andrew Linseisen  
Development Services Department  
City of Austin  
6310 Wilhelmina Drive  
Austin, TX 78752

**Re: Samsung Blvd. North – Partial Plat Vacation application for the 4.645-acre piece of property located at 11600 – 11880 Samsung Boulevard in Austin, Travis County, Texas (the “Property”)**

Dear Mr. Linseisen:

As representatives of the Owner of the Property, we respectfully submit the enclosed Partial Plat Vacation of a Subdivision Plat application package for partial vacation of the approximately 2,038 feet of Samsung Boulevard that lies within the Jourdan Crossing Phase C Section 2 Final Plat immediately south of E. Parmer Lane. The portion of the plat to be vacated consists of 4.645 acres adjacent to the property at 12100 Samsung Blvd, Austin, TX. The entirety of the Property is located in the full purpose jurisdiction of the City of Austin and was originally dedicated by the adjacent Samsung property on February 20, 1996 via City of Austin case no. C8-85-098.02.1A.

This partial plat vacation is intended to follow the vacation of the same portion of Samsung Boulevard Right-of-Way (ROW) currently under review by City of Austin staff. This partial plat vacation is necessary to relocate Samsung Boulevard to the east on property also owned by the Owner. The Owner of the tracts adjacent to the Jourdan Crossing Phase C Section 2 Final Plat owns all abutting tracts to Samsung Boulevard.

Samsung Boulevard is a functional ROW that shall remain as such until a new alignment is determined and dedicated to the City of Austin. Dedication of public ROW for the new alignment of Samsung Blvd. is proceeding along with this application, and the design of the roadway, utilities, and associated infrastructure and appurtenances will be addressed through a Site Development Permit process. City staff will have the opportunity for review to ensure compliance with all local, State, and Federal regulations and that local design guidelines are met during the Site Development Permitting process for this new roadway alignment.

In the interim, and as a condition of the approval of the ROW Vacation request, public utility and public access easements shall be granted back to the City of Austin until the new Samsung Boulevard alignment is constructed and accepted by the City of Austin.

Once the ROW vacation application has been approved, the resulting land will revert to the Owner. To facilitate potential future development on the site, the Owner desires to partially vacate the portion of the Jourdan Crossing Phase C Section 2 Final Plat described herein.

November 10, 2020

Page 2

Please let me know if you or your team members require additional information or have any questions.  
Thank you for your time and attention to this project.

Best Regards,

A handwritten signature in black ink, appearing to read 'D. Anderson', with a long horizontal flourish extending to the right.

David J. Anderson, P.E., D.WRE, CFM, CPESC  
Director of Land Use and Entitlements  
Drenner Group, P.C.

cc: Jerry Rusthoven, Planning and Zoning Review Department (*via electronic delivery*)



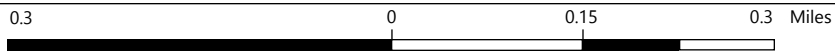
# B-4 Property Profile

## Legend

- Street Labels
- TCAD Parcels



1: 9,600 



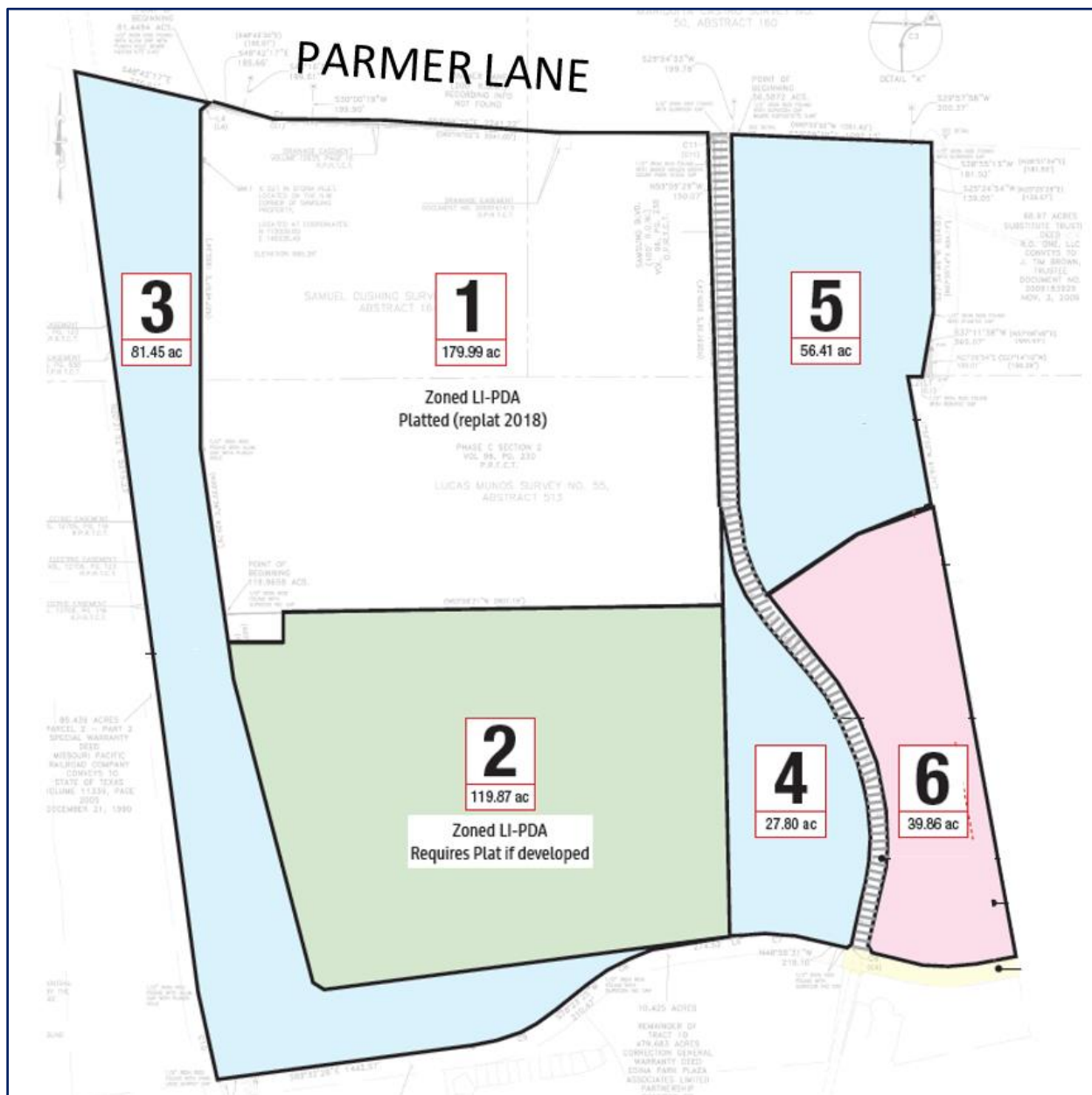
NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

### 4. Tract Nomenclature Exhibit



B-4

**FINAL PLAT  
FOR  
JOURDAN CROSSING PHASE C SECTION 2  
A TRACT OF 184.646 ACRES**

APPROVED FOR ACCEPTANCE  
MISC FILM CODE  
00009607837

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

- ALL STREETS, DRAINAGE, SIDEWALKS, AND WATER AND WASTEWATER UTILITIES WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STANDARDS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM OR OTHER WATER AND WASTEWATER SYSTEMS APPROVED BY THE CITY OF AUSTIN.
- NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN, TEXAS AND TRAVIS COUNTY, TEXAS.
- PRIOR TO CONSTRUCTION ON LOTS ON THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY FENDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPERATE DEVELOPMENT PERMIT.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF TRAVIS COUNTY AND THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SAMUEL BOULEVARD AND PARKER LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REAL PROPERTY SIDEWALKS MAY RESULT IN THE WITHHELDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- THE OWNER/DEVELOPER OF THE SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENTS AND/OR ACCESS REQUIRED FOR INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERMITS OF THE SUBDIVISION. THESE EASEMENTS SHALL NOT BE CREATED IN CONFLICT WITH APPLICABLE CITY CODES, ORDINANCES, AND REGULATIONS.
- PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY DWELLING IN ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVISION AND THE CITY OF AUSTIN, TEXAS. THESE IMPROVEMENTS SHALL BE COMPLETED BY THE CITY OF AUSTIN, TEXAS, DATED February 29th 1996. THE CITY OF AUSTIN, TEXAS, IS HEREBY RESTRICTED TO USES OTHER THAN NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESTRICTION MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
- FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPERATE INSTRUMENT RECORDED IN VOL. 12635 PAGE 0032 IN THE DEPT. RECORDS OF TRAVIS COUNTY, TEXAS.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS INCLUDING DETACHED SINGLE FAMILY CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN EROSION AND SEDIMENTATION CONTROL MANUAL.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR OF OBSTRUCTIONS. THIS RIGHT IS LIMITED TO THAT SPECIFICALLY ALLOWED BY THE LAND DEVELOPMENT CODE.
- DEVELOPMENT OF BLOCK LOT NO. 1 IS HEREBY RESTRICTED TO USES OTHER THAN RESIDENTIAL USES.
- NO DRIVEWAY SHALL BE CLOSER THAN 100 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

Alice Glasco  
ALICE GLASCO, DIRECTOR  
DEPARTMENT OF PLANNING AND DEVELOPMENT

2-20-96

ACCEPTED AND AUTHORIZED FOR RECORD BY THE COMMISSION OF THE CITY OF AUSTIN ON THE 20th DAY OF FEBRUARY 1996, A.D.

Will R. Rivera  
CHAIRPERSON, MAKE RIVERA

Cathy Vargas Revilla  
SECRETARY, CATHY VARGAS REVILLA

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATION PRESCRIBED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, AND THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. BE IT RESOLVED BY THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN A REAL ESTATE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.


STATE OF TEXAS  
COUNTY OF TRAVIS

DANA DEBEAUFORT, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE 20th DAY OF February 1996, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE PLAT FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS ONLY ENTERED IN THE MINUTES OF SAID COURT, A BOOK PL-1 PAGE 92.

WITNES MY HAND AND SEAL, OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE 1st DAY OF March 1996, A.D.

DANA DEBEAUFORT, CLERK COUNTY COURT  
TRAVIS COUNTY, TEXAS

Julianne Rompel  
CLERK




DANA DEBEAUFORT, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE INSTRUMENT OF AUTHORIZATION HAS FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF March 1996, A.D. AT 4:00 P.M. AND SAID INSTRUMENT IS CORRECTLY FILED IN THE PUBLIC RECORDS OF SAID COUNTY AND IN THE PLAT BOOK 96 PAGE 230, 231.

WITNES MY HAND AND SEAL, OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE 4th DAY OF March 1996, A.D.

DANA DEBEAUFORT, CLERK COUNTY COURT  
TRAVIS COUNTY, TEXAS


Mason  
CLERK



FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF March 1996, A.D. AT 4:00 P.M.

DANA DEBEAUFORT, CLERK COUNTY COURT  
TRAVIS COUNTY, TEXAS

Dele R. Neal  
CLERK



20. FOR RESTRICTIVE COVENANT PERTAINING TO CITY OF AUSTIN WASTEWATER SERVICE FOR THIS SUBDIVISION, SEE VOL. \_\_\_\_\_ PAGE \_\_\_\_\_, TRAVIS COUNTY TEXAS

THAT AUSTIN-JOURDAN CROSSING PARTNERS, A TEXAS GENERAL PARTNERSHIP, ACTING BY AND THROUGH WILLIAM F. BURROW, JR., PRESIDENT OF SAGE LAND CO., INC., MANAGING GENERAL PARTNER OF AUSTIN-JOURDAN CROSSING PARTNERS, OWNERS OF THAT CERTAIN 888.550 ACRE TRACT OF LAND, OUT OF THE SAMUEL CUSHING SURVEY NO. 70, A-164, THE MARQUITA CASTRO SURVEY NO. 50, A-160, AND THE LUCAS MUNOZ SURVEY NO. 55, 1-513, TRAVIS COUNTY, AS DESCRIBED IN VOLUME 12122, PAGE 2546 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 184.646 ACRES OF LAND OUT OF SAID TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS JOURDAN CROSSING PHASE C SECTION 2, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AND STREETS SHOWN HEREON SUBJECT TO ANY EASEMENTS ANY/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

EXECUTED THIS 20th DAY OF February 1996.  
AUSTIN - JOURDAN CROSSING PARTNERS,  
A TEXAS GENERAL PARTNERSHIP.

BY: William F. Burrow, Jr.  
WILLIAM F. BURROW, JR.,  
PRESIDENT

CO-MANAGING PARTNER

STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT WAS SWORN TO AND SUBSCRIBED AND ACKNOWLEDGED BEFORE ME BY WILLIAM F. BURROW, JR., PRESIDENT OF SAGE LAND COMPANY, INC. CO-MANAGING PARTNER OF AUSTIN-JOURDAN CROSSING PARTNERS, A TEXAS GENERAL PARTNERSHIP, ON THE 20th DAY OF February 1996.




Janell Ogletree  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

JANELL OGLEETREE  
PRINTED NAME OF NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/1/97

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C0115E DATED JUNE 16 1993 FOR TRAVIS COUNTY, TEXAS.

Richard H. Malone 2/20/96  
RICHARD H. MALONE, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 41865


MALONE / WHEELER INC  
1301 CAPITAL OF TEXAS HIGHWAY SOUTH  
BUILDING B SUITE 310  
AUSTIN, TX 78746  
(512) 306-9251, (512) 327-6782 FAX



I, RICHARD H. MALONE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Richard H. Malone 2/20/96  
RICHARD H. MALONE, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 41865


MALONE / WHEELER INC  
1301 CAPITAL OF TEXAS HIGHWAY SOUTH  
BUILDING B SUITE 310  
AUSTIN, TX 78746  
(512) 306-9251, (512) 327-6782 FAX



I, ARTHUR W. GIRTZ JR. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1984, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

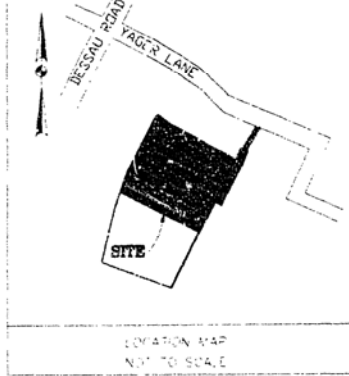
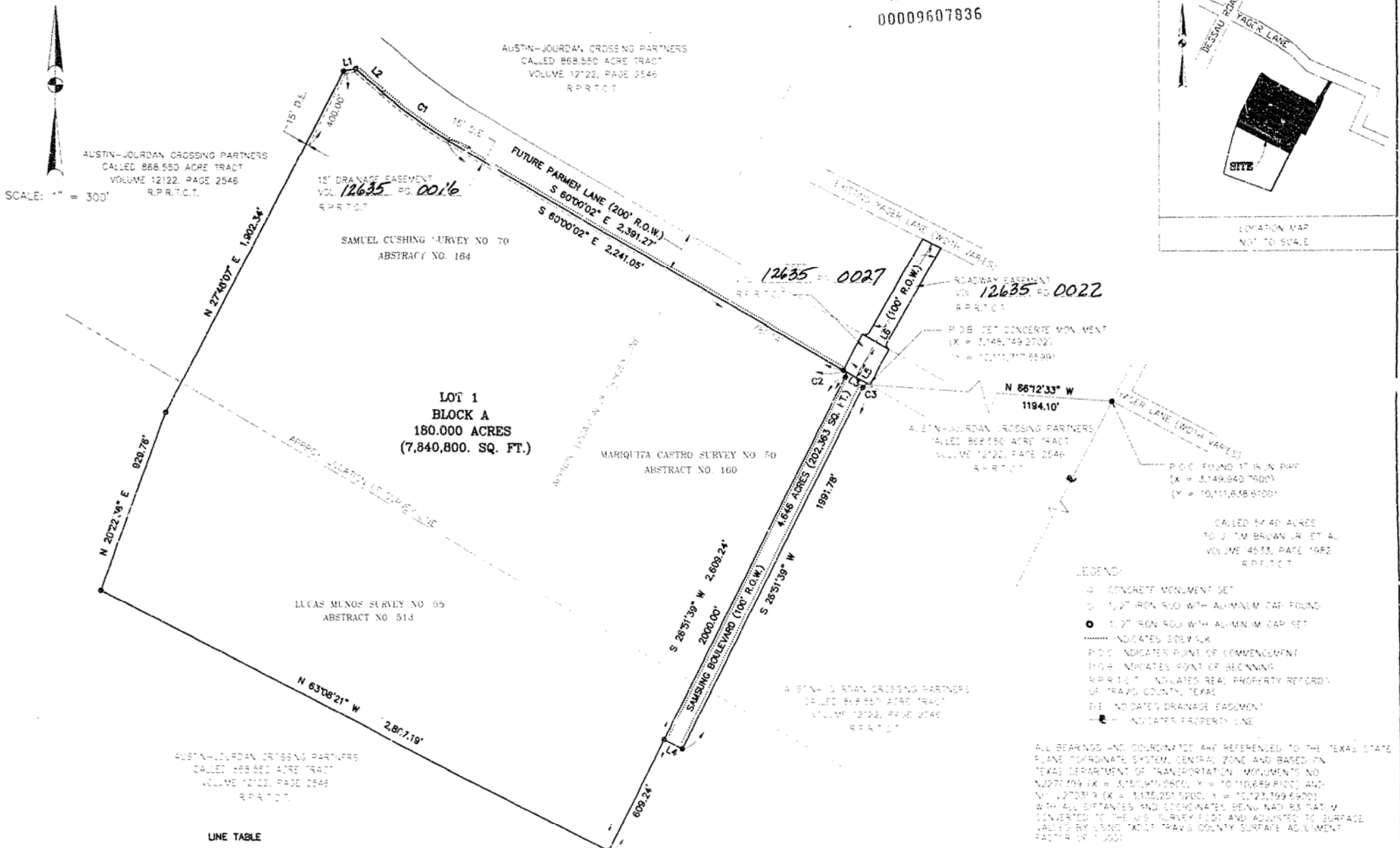
Arthur W. Girtz, Jr. 2-20-96  
ARTHUR W. GIRTZ, JR., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4741

SURVEON INC  
5000 PLAZA ON THE LAKE  
SUITE 180  
AUSTIN, TX 78746  
(512) 329-5790, (512) 329-0659 FAX



#56.00 B8037 3/4/96

MISC. FILE CODE  
00009607836



AUSTIN-JOURDAN CROSSING PARTNERS  
CALLED 868,550 ACRE TRACT  
VOLUME 12122, PAGE 2546  
R.P.R.T.C.T.

SAMUEL CUSHING SURVEY NO. 70  
ABSTRACT NO. 164

**LOT 1  
BLOCK A  
180,000 ACRES  
(7,840,800. SQ. FT.)**

MARIQUITA CASTRO SURVEY NO. 50  
ABSTRACT NO. 160

LUCAS MUNOS SURVEY NO. 55  
ABSTRACT NO. 513

AUSTIN-JOURDAN CROSSING PARTNERS  
CALLED 868,550 ACRE TRACT  
VOLUME 12122, PAGE 2546  
R.P.R.T.C.T.

ROADWAY EASEMENT  
NO. 12635, PG. 0022  
R.P.R.T.C.T.

P.O.B. SET CONCRETE MONUMENT  
(X = 7,148,749.2702)  
(Y = 10,111,717.6699)

P.O.C. FOUND 17 IN IN PIPE  
(X = 5,148,940.7500)  
(Y = 10,111,638.6100)

CALL BY 40 ACRES  
TO J. M. BRUNN JR. ET AL.  
VOLUME 4533, PAGE 1682  
R.P.R.T.C.T.

- LEGEND:
- CONCRETE MONUMENT SET
  - 1/2" IRON ROD WITH ALUMINUM CAP FOUND
  - 1/2" IRON ROD WITH ALUMINUM CAP SET
  - INDICATES EASEMENT
  - ..... INDICATES POINT OF COMMENCEMENT
  - ..... INDICATES POINT OF BEGINNING
  - R.P.R.T.C.T. INDICATES REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - INDICATES DRAINAGE EASEMENT
  - INDICATES PROPERTY LINE

ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE AND BASED ON TEXAS DEPARTMENT OF TRANSPORTATION MONUMENTS NO. N270799 (X = 5,150,000.0000, Y = 10,110,680.0000) AND N1270319 (X = 5,135,251.5200, Y = 10,122,199.6900) WITH ALL DISTANCES AND COORDINATES BEING HAD REDUCED, CONVERTED TO THE U.S. SURVEY FOOT AND ADJUSTED TO SURFACE CALLED BY LAND TITLE TRAVIS COUNTY SURFACE ADJUSTMENT FACTOR OF 1.0001.

**FINAL PLAT  
FOR  
JOURDAN CROSSING PHASE C SECTION 2  
BEING A SUBDIVISION OF 184,648 ACRES  
OUT OF THE  
SAMUEL CUSHING SURVEY NO. 70, A-164,  
MARIQUITA CASTRO SURVEY NO. 50, A-160  
LUCAS MUNOS SURVEY NO. 55, A- 513.  
TRAVIS COUNTY, TEXAS  
PREPARED 2/20/96 SHEET 1 OF 2**

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 79°32'19" E	61.93
L2	S 48°43'30" E	185.97
L3	S 60°00'02" E	150.22
L4	N 63°08'21" W	100.00
L5	N 26°51'39" E	100.16
L6	N 29°59'58" E	647.41

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT
C1	395.53	11°16'32"	2,009.66	S 54°21'46" E	394.90	198.41
C2	37.90	96°51'41"	25.00	S 16°34'11" E	34.37	23.67
C3	40.64	93°08'19"	25.00	S 73°25'49" W	36.31	26.41

BEACH MARK  
TEXAS DEPARTMENT OF TRANSPORTATION BRASS CYP  
NUMBER 12270299 HAVING AN ELEVATION OF 618.76 FEET  
(X = 5,150,000.0000, Y = 10,110,680.0000 SURFACE VALUE)  
MONUMENT IS LOCATED 11' FROM THE EASTERN EDGE OF PAVEMENT  
FOR YAGER LANE, APPROXIMATELY 206' SOUTH OF THE INTERSECTION  
WITH HUSSEY ROAD.

CENTER LINE LINEAR FOOTAGE OF  
DANSLING BOULEVARD IS 2020.93'

**PARTIAL VACATION OF JOURDAN CROSSING PHASE C SECTION 2**

THE STATE OF TEXAS

COUNTY OF TRAVIS

Whereas AUSTIN-JOURDAN Crossing Partners, owners of that certain 184.646-acre tract of land out of the Samuel Cushing Survey No. 70, A-164, the Mariquita Castro Survey No. 50, A-160, and the Lucas Munos Survey No. 55, 1-513, did heretofore subdivide the same into the subdivision designated **JOURDAN CROSSING PHASE C SECTION 2**, the plat of which is recorded in Volume 96, Page 231 of the Travis County, Texas Official Public Records, and

WHEREAS, all of said subdivision is now owned by the parties indicated, to wit:

<u>LOT</u>	<u>OWNER</u>
Legal Descriptions attached as Exhibit "A"	Samsung Austin Semiconductor, LLC

WHEREAS, Samsung Austin Semiconductor, LLC, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate that certain ROW tract described in Exhibit "B". Said subdivision shall, however, remain in full force and effect as to all other lots in **JOURDAN CROSSING PHASE C SECTION 2**.

EXECUTED THE DAYS HEREAFTER NOTED.

**Samsung Austin Semiconductor, LLC**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, \_\_\_\_\_, known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

SEAL

\_\_\_\_\_  
Printed name: \_\_\_\_\_  
Notary Public in and for the State of  
Texas  
My commission expires: \_\_\_\_\_



**APPROVAL OF PARTIAL PLAT VACATION**

BE IT KNOWN, that on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, the Land Use Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as **JOURDAN CROSSING PHASE C SECTION 2**, the plat of which is recorded in Volume 96 Page 231 of the Travis County, Texas Official Public Records, upon application therefore by all of the owners of all the lots in aid subdivision.

EXECUTED, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

\_\_\_\_\_, Chair  
LAND USE COMMISSION  
City of Austin  
Travis County, Texas

ATTEST:

\_\_\_\_\_  
Steve Hopkins, Senior Planner  
City of Austin Development Services Department

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Hopkins, known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, a municipal corporation, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_

Printed name: \_\_\_\_\_

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

**Exhibit A**

**Legal Description – Lot 1**

Lot 1, Block A, JOURDAN CROSSING PHASE C SECTION 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 96, Pages 230-231 of the Plat Records of Travis County, Texas.

### Legal Description – Tract 5

Being a tract containing 56.597 Acres of land, situated in the, Marqulla Castro Survey Number 50, Abstract 160 and Lucas Munos Survey Number 55, Abstract 513 of Travis County, Texas and being a portion of the land described as Tract 10 in a Deed to Art Collection, Inc., recorded in Volume 13262, Page 145 and corrected by deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said 56.597 Acre tract being more particularly described by Metes and Bounds as follows with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, and based on NAD83 Datum converted to US Survey Feet and reduced to surface values by a combined factor of 1.0001, Origin of coordinates in Texas Department of Transportation Monument No. N2270399 (North=10,110,689.81; East=3,150,910.08).

Beginning at a 1/2-inch Iron rod (North= 10,111,171.61; East=3,149,694.91) found at the Easterly Northeast corner of said Tract 10 and being in the Northwest line of the remainder of a called 54.40 Acre tract recorded in a Deed to J. Tim Brown in Volume 4533, Page 1981, Deed Records of Travis County, Texas (D.R.T.C.T), in the Southerly line of Parmar Lane (200 feet wide) and for the Northeast corner of the herein described tract;

THENCE, with the Northwest line of said 54.40 Acre tract and the Southeast line of said Tract 10, South 27° 46' 33" West, a distance of 1,157.27 foot to a 40D nail found;

THENCE, continuing with the Northwest line of said 54.40 Acre tract South 27° 14' 10" West, a distance of 159.28 feet to a 1-inch iron pipe found;

THENCE, with the Southerly Northeast line of said 54.40 Acre tract, North 61° 43' 12" West, a distance of 56.87 feet to a 1/2-inch iron rod found;

THENCE, continuing with the Southerly Northeast line of said 54.40 Acre tract, North 61° 15' 16" West, a distance of 79.01 feet to a 5/8-inch iron pipe found for the Southerly Northwest corner of said 54.40 Acre tract;

THENCE, with the Southerly Northwest line of said 54.40 Acre J. Tim Brown Tract, South 18° 21' 26" West, a distance of 110.05 feet to a 5/8-inch iron pipe found for the Southwest corner of said 54.40 Acre tract and the Northwest corner of a called 30 Acre tract recorded in a Deed to J. Tim Brown in Volume 3427, Page 2022, D.R.T.C.T;

THENCE, with the Northwest line of said 30 Acre tract, South 17° 52' 03" West, a distance of 616.77 feet to 1/2-inch iron rod found;

THENCE, over and across said Tract 10 the following two (2) calls:

1. North 84° 01' 42" West, a distance of 451.23 feet to a 1/2-inch Iron rod with plastic cap stamped Survcon Inc. set;

2. South 83° 55' 04" West, a distance of 605.25 feet to a 5/8-inch iron rod found for the beginning of a non-tangent curve to the right, being a point in the East right-of-way (100' R.O.W.) line of Samsung Boulevard as dedicated by plat as recorded in Document No. TRV200200313 (T.C.P.R.);

THENCE, along the East right-of-way (100' R.O.W.) line of Samsung Boulevard as dedicated by plat as recorded in Document No. TRV200200313 (T.C.P.R.) and as dedicated by plat as recorded in Volume 96, Pages 230-231 (T.C.P.R) the following Three courses:

1. An arc distance of 531.45 feet along said curve to the right, with a radius of 950.00 feet, a Delta Angle of 32° 03' 08" and having a chord bearing and distance of North 10° 50' 05" East, 524.54 feet to a 1/2-inch iron rod found for the end of said curve to the right;

2. North 26° 51' 39" East, at a distance of 61.31 feet pass the Southeast corner of Samsung Boulevard as shown on Jourdan Crossing Phase C, Section 2, plat as record in said Book 96, Page 230, P.R.T.C.T., and continue for a total distance of 2053.09 feet to a 1/2-inch iron rod with aluminum cap found for the beginning of a tangent curve to the right;

**Exhibit B****Field Notes**

Page 1 of 3  
Jourdan Crossing Partial Plat Vacation

**DESCRIPTION FOR PARTIAL VACATION OF JOURDAN CROSSING PHASE C, SECTION 2  
SUBDIVISION PLAT**

A 4.645 acre (202,323 square feet), tract of land, lying within the Mariquita Castro Survey No. 50, Abstract 160 and the Lucas Munos Survey No. 55, Abstract 513, Travis County, Texas, and being all of Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C, Section 2, a subdivision recorded in Volume 96, Page 230, Plat Records of Travis County, Texas, described as follows:

**BEGINNING** at the most easterly northwestern corner of a called 56.597 acre tract (Tract 1) as described in a Special Warranty Deed, dated September 10, 2019 to Samsung Austin Semiconductor LLC, recorded in Document No. 2019138661, of the Official Public Records of Travis County, Texas, being the easterly right-of-way line of said Samsung Boulevard (100' Right-Of-Way), and also being on the southern right-of-way of Parmer Lane (200' wide Right- Of-Way), from which a 1/2-inch iron rod with cap stamped "SURVCON INC" found, bears, N30°00'31"E a distance of 0.55 feet, (Grid Coordinates: N=10,110,704.47, E=3,148,432.85);

**THENCE**, with the west line of said 56.597 acre tract and the east right of way line of said Samsung Boulevard, the following two (2) courses and distances;

1. Along a curve to the left, an arc distance of 40.29 feet, having a radius of 25.00 feet, a central angle of 92°20'18", and a chord which bears S73°31'51"W, a distance of 36.07 feet to a iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 644.75 feet;
2. S26°51'48"W, a distance of 1991.79 feet to an iron rod found, having an NAVD 88 elevation of 664.41 feet, at the southeast corner of said Samsung Boulevard, being the northeastern corner of Pioneer Crossing East Section One, Samsung Boulevard, a subdivision recorded in Document No. 200200313, Official Public Records of Travis County, Texas;

**THENCE**, with a southern line of said Jourdan Crossing Phase C, Section 2 and the northern line of said Pioneer Crossing East Section One, Samsung Boulevard, N63°07'33"W, a distance of 99.99 feet to a 60d nail found, having an NAVD 88 elevation of 665.28 feet, being the southwestern corner of said Samsung Boulevard, the northwestern corner of said Pioneer Crossing East Section One, Samsung Boulevard, and being on the eastern line of Lot 1, Block A of said Final Plat for Jourdan Crossing Phase C, Section 2;

**THENCE**, with the eastern line of said Lot 1, Block A and the western right-of-way line of Samsung Boulevard, the following two (2) courses and distances;

1. N26°51'48"E, a distance of 2000.00 feet to iron rod with cap stamped "BAKER AIKLEN ASSOC CEDAR PARK TEXAS" found, having an NAVD 88 elevation of 645.09 feet, at a point of curvature to the left;
2. Along said curve to the left, an arc distance of 37.71 feet, having a radius of 25.00 feet, a central angle of 26°25'44", and a chord which bears N16°48'38"W, a distance of 34.24 feet to a iron rod found, having an NAVD 88 elevation of 645.83 feet, for the northernmost northeastern corner of said Lot 1, also being in the southern right-of-way line of Parmer Lane (200' wide Right- Of-Way);

**THENCE, S59°59'29"E**, with the northern line of said Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase CS Section 2 and the southern right-of-way line of said Parmer Lane, a distance of 150.10 feet to the **POINT OF BEGINNING**;

Containing 4.645 acre (202,323 square feet), more or less.

Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00010 exactly.

I hereby certify that this boundary description represents the results of a survey made on the ground October 20 of 2020. This description is accompanied by a separate plat of even date.

Robert J. Gertson, RPLS  
Texas Registration No. 6367  
Atwell, LLC  
3815 Capital of Texas Highway, Suite 300  
Austin, Texas 78704  
Ph. 512-904-0505  
TBPLS Firm No. 10193726



11/12/20

